



CITY OF NEW ORLEANS

BlightSTAT

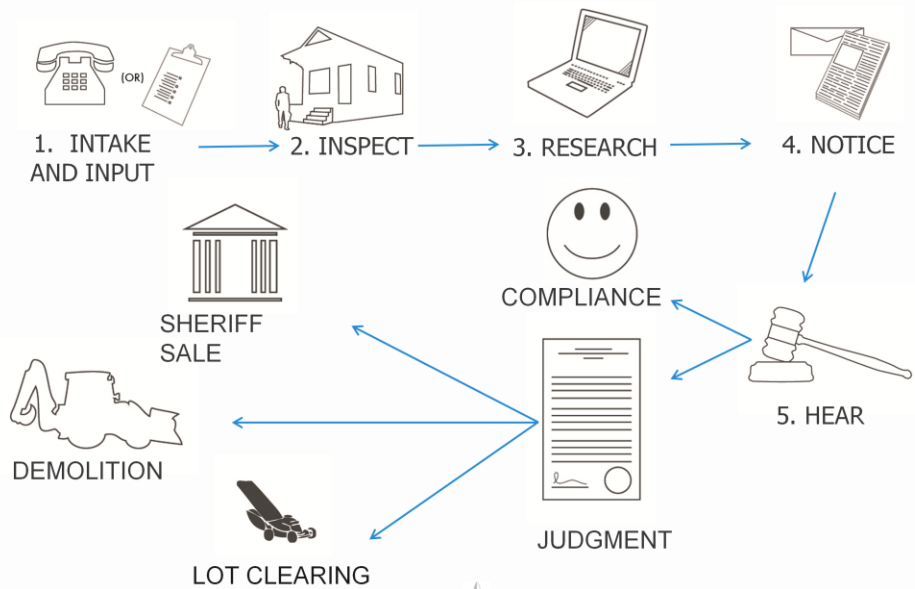
Reporting Period: July 2017

www.nola.gov/opa



Office of Performance and Accountability

Overview of the Blight Reduction Process



Action Items

Assigned	Responsible	Action	Notes
1/12/2017	Dyer	Develop and implement mechanism for interested buyers to pay costs of title research.	<ul style="list-style-type: none"> Legal basis has been reviewed. Currently refining policy in consultation with Administration.
3/9/2017	Dyer	Complete hiring for additional attorneys to conduct legal reviews prior to sale.	<ul style="list-style-type: none"> Department has completed one hire. Code Enforcement working with CAO's office to approve additional hire.
3/9/2017	Primeaux Poche	Update abatement decision tool to prioritize sale queue.	<ul style="list-style-type: none"> Code Enforcement staff have been rating properties routed for sale in order to establish baseline. OPA has carried out initial analysis of ratings data.





INSPECT



Responsible Organization:
Code Enforcement

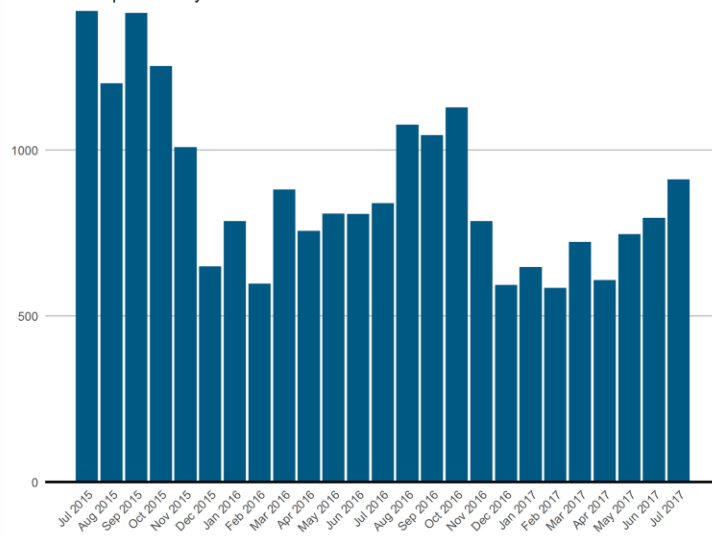
Data Source:
LAMA

Definitions:
Inspection: An evaluation of a property to determine if it is in violation of City codes. Inspections can include initial inspections, reinspections, postings of hearings, posting of judgments, and demolition inspections.

Note:
Demolition inspection numbers are not captured in data.nola.gov. These come from Code Enforcement.

Total inspections for July were above 2016 levels and the highest reported since October

Total inspections by month



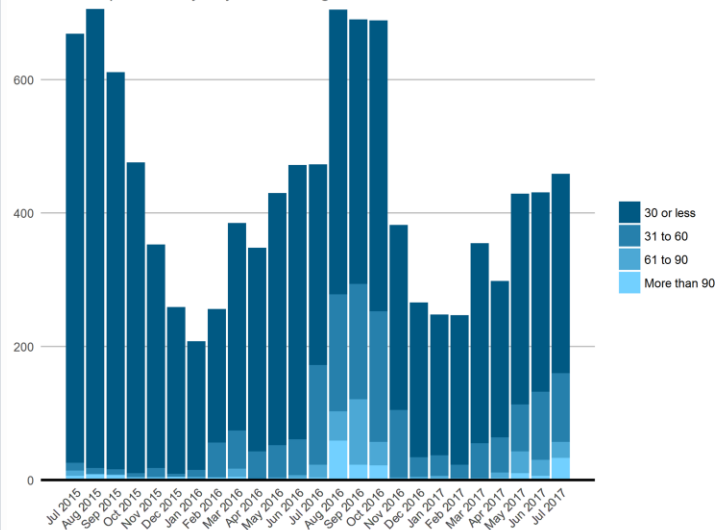
Responsible Organization:
Code Enforcement

Data Source:
LAMA

Definitions:
New Initial Inspection:
An initial inspection on a new case. New initial inspections are a subset of the initial inspections shown on the previous slide

Initial inspections averaged 82 days in July with the inspection of 31 very old cases; median was 28 days

Initial inspections by days since filing



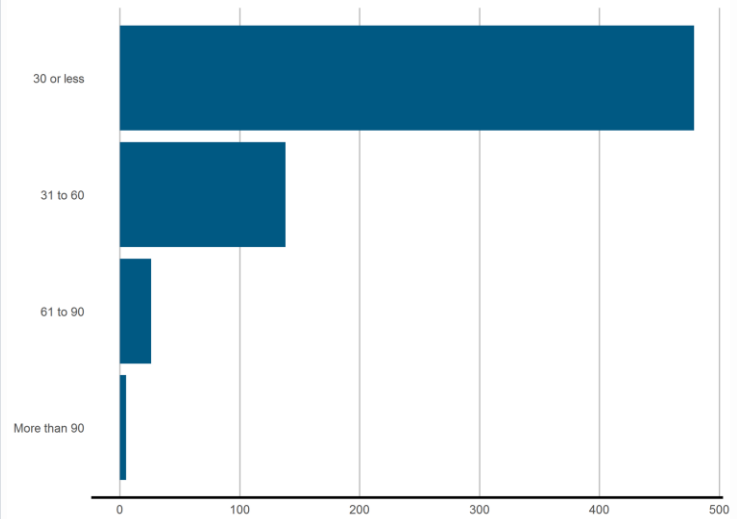
Responsible Organization:
Code Enforcement

Data Source:
LAMA

Definitions:
New Cases:
Any case that is opened after January 1st, 2013
New Initial Inspection:
An initial inspection on a new case. New initial inspections are a subset of the initial inspections shown on the previous slide
Queue: The list of all new cases awaiting inspection

About 170 initial inspections were outstanding beyond 30 days as of August 1

Open cases with no inspection by days since filing





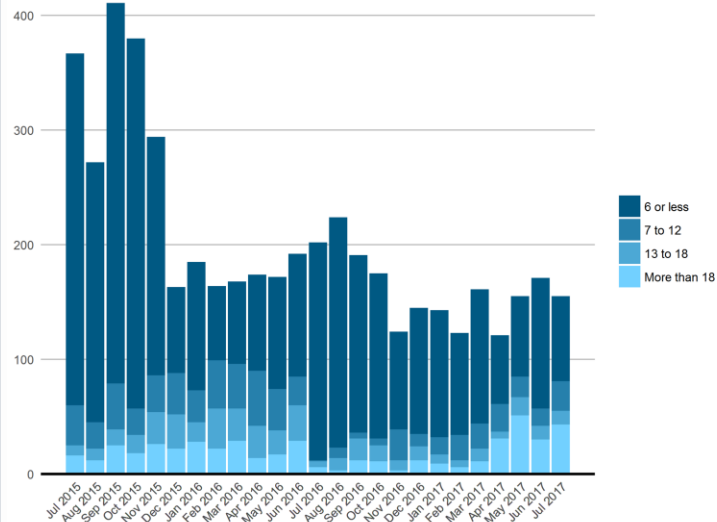
Responsible Organization:
Code Enforcement

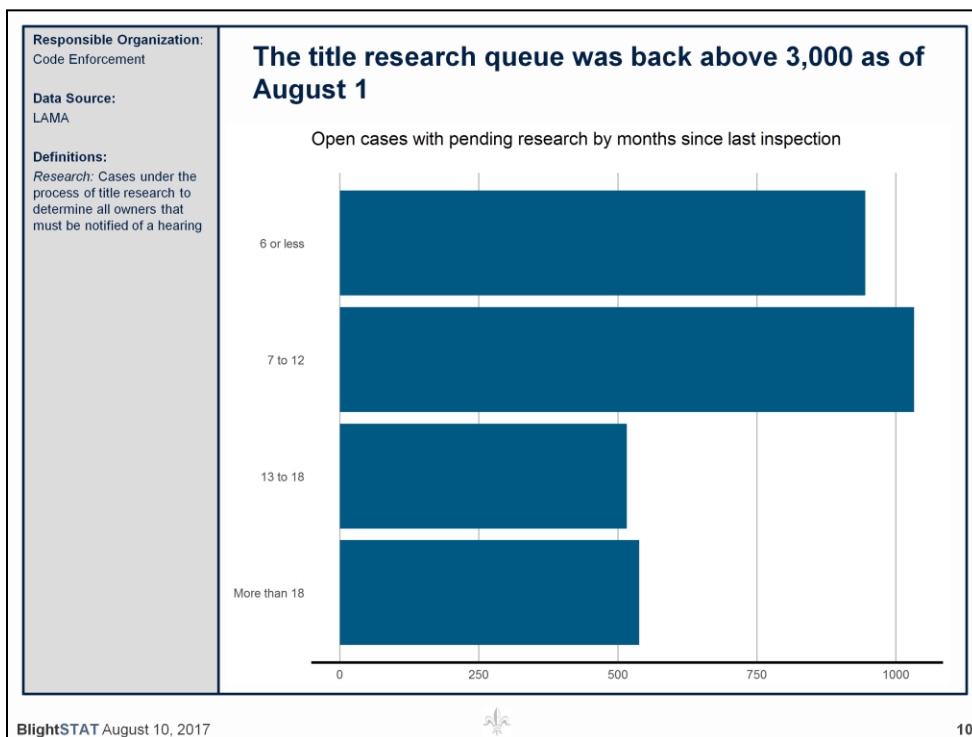
Data Source:
LAMA

Definitions:
Research: Cases under the process of title research to determine all owners that must be notified of a hearing

Researchers addressed a large number of older files in July; properties researched averaged 6 violations

Research by months since initial inspection





Code Enforcement continues to employ a number of strategies to deal with this backlog, including low-cost courtesy letters to property owners in the title research queue.

Responsible Organization:

Code Enforcement

Data Source:

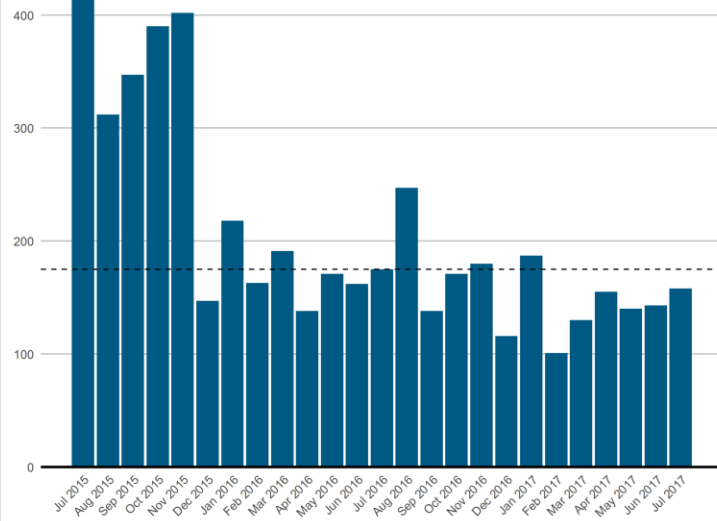
data.nola.gov

Definitions:

Hearing: A proceeding by an independent administrative hearings officer to determine whether or not a property is blighted.

Initial hearings were at the highest level since January

Initial hearings by month



Responsible Organization:

Code Enforcement

Data Source: LAMA

Definitions:

Guilty: A hearing where the property is judged to be blighted
Violations Abated: A hearing where the property is judged not to be blighted (though fines from previous violations may be levied). As of June 2014, judgments of "Dismissed Abated" are counted under Violations Abated.

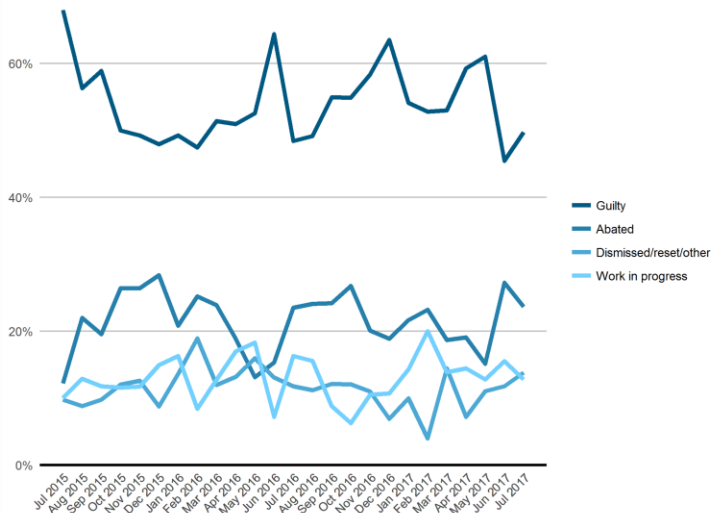
Work in Progress: A hearing where the property is not yet in compliance but the owner has proof that they are in the process of bringing it up to code
Insufficient Notice: A hearing where Code Enforcement did not give the property owner the necessary amount of time before the hearing, leading to the case being reset

No Reinspection: A hearing where Code Enforcement failed to inspect the property in sufficient time (five days), leading to the case being reset

Other Legal Issue: Cases reset or closed for factors beyond Code Enforcement's control. In many cases the property is in compliance.

Abatement outcomes at hearing were on pace with 2016 and above the 2015 percentage

Proportion of hearing outcomes by month



Responsible Organization:

Code Enforcement

Data Source: LAMA

Definitions:

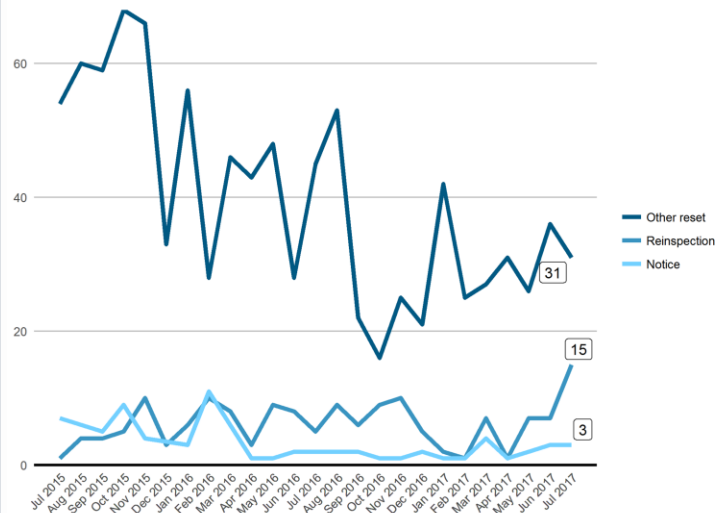
Guilty: A hearing where the property is judged to be blighted
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Work in Progress: A hearing where the property is not yet in compliance but the owner has proof that they are in the process of bringing it up to code
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No Reinspection: A hearing where Code Enforcement failed to inspect the property in sufficient time (five days), leading to the case being reset
Other Legal Issue: Cases reset or closed for factors beyond Code Enforcement's control. In many cases the property is in compliance.

"Reinspection" resets were at a 2-year high, but staff are determining whether these were properly coded

Hearings reset by month



Key Performance Indicators

Measure	Year-to-date actual	Year-to-date target	Year-end target
Cases brought to initial hearing	1,014	1,225	2,100
Hearings reset due to reinspection issues (percent)	3.1	3.0	3.0
Hearings reset due to notice issues (percent)	1.2	1.5	1.5





Responsible Organization:
Code Enforcement

Data Source:
LAMA

Definitions:

In Compliance: A hearing where the property is judged not to be blighted (though fines from previous violations may be levied)

Approved Lien Waivers:

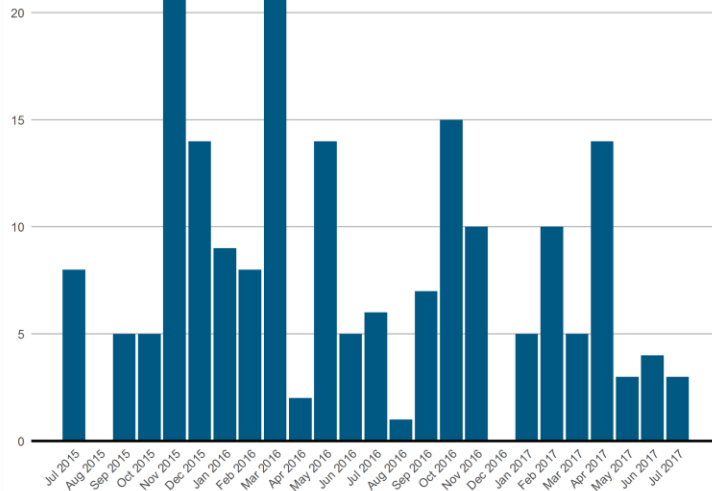
When a property is found guilty at a hearing, the City can place a lien on the property that the owner must pay. If the owner later brings the property up to code, they can file to have the lien removed.

Note:

Properties with a Judgment of Dismissed Abated are not counted in this measure

3 lien waiver applications were approved out of 12 applications

Lien waivers approved by month



Responsible Organization:
Code Enforcement

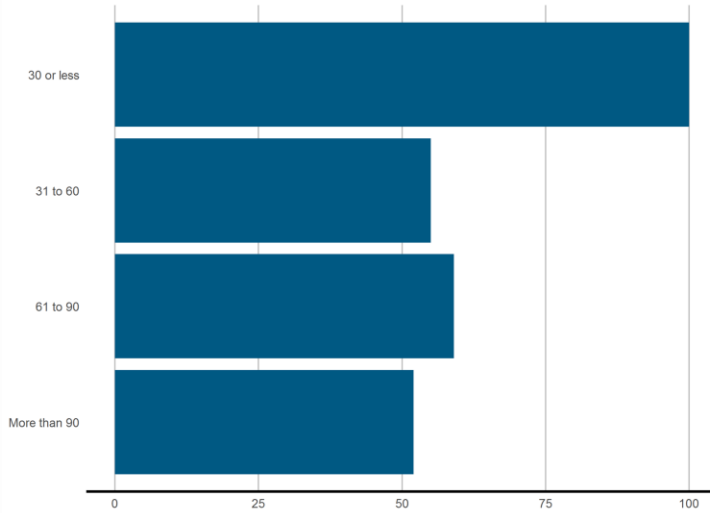
Data Source:
LAMA

Definitions:
Awaiting Review:
Open cases with guilty judgments that have not yet been reviewed.

Note:
Abatement decision event is generally triggered after lien has been added to tax bill.

About 266 abatement decisions were pending at the end of July

Abatement decisions pending
(by days since lien added to tax bill)



Responsible Organization:

Code Enforcement, Law

Data Source:

Law Department, Housing Unit,

Definitions:

Code Lien Foreclosure/Sheriff's

Sale:

Once a property is judged guilty of blight the city begins placing liens against the property which the City can then foreclose on as the creditor. If the property owner does not pay these fines and abate the code violations, the foreclosure proceeds as a Sheriff's sale where the Orleans Parish Sheriff's Office sells the property at a public auction.

Accepted Files:

All cases that are filed successfully, with no legal issues.

Title Research:

Cases that are not accepted because of errors involving ownership identification. *Procedural*

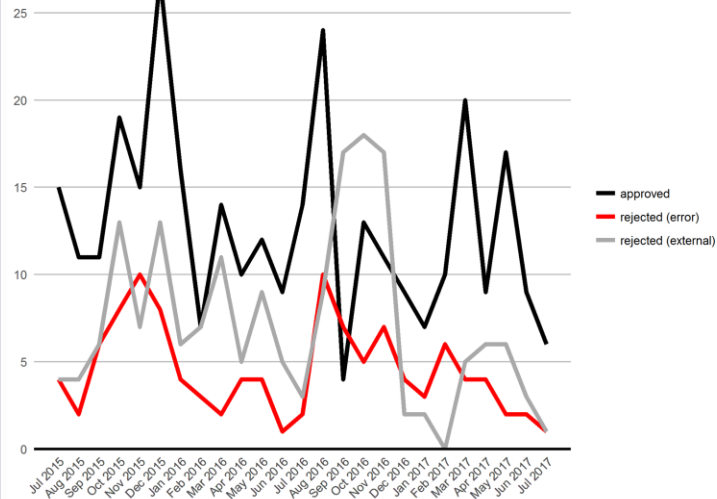
Deficiency: Cases that are not accepted because of errors made during administrative adjudication. These errors include insufficient notice of hearing, insufficient notice of judgment, improper form of notice, improper form of judgment, and any other substantial errors that occur during the administrative adjudication process.

External Factors:

Cases that are not accepted for reasons beyond the control of the Law Department, such as the property owner paying their lien.

Six properties were approved for sale, with one error identified

Sale review outcomes by month



Responsible Organization:

Code Enforcement

Data Source:

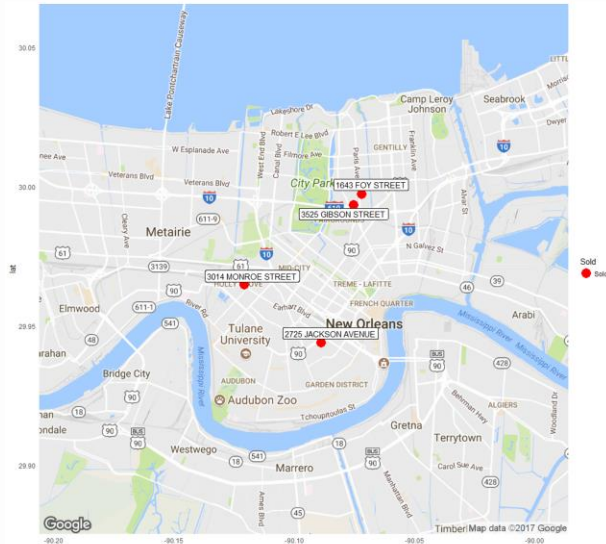
Law Department, Housing Unit

Definitions:

Code Lien Foreclosure/Sheriff's Sale:

Once a property is judged guilty of blight the city begins placing liens against the property which the city can then foreclose on as the creditor, commonly called a code lien foreclosure. If the property owner does not pay these fines and abate the code violations, the foreclosure proceeds as a Sheriff's sale where the Orleans Parish Sheriff's Office sells the property at a public auction.

4 properties across the city sold in July, with 53 total sales at auction completed in 2017



Responsible Organization:

Code Enforcement

Data Source:

Law Department, Housing Unit

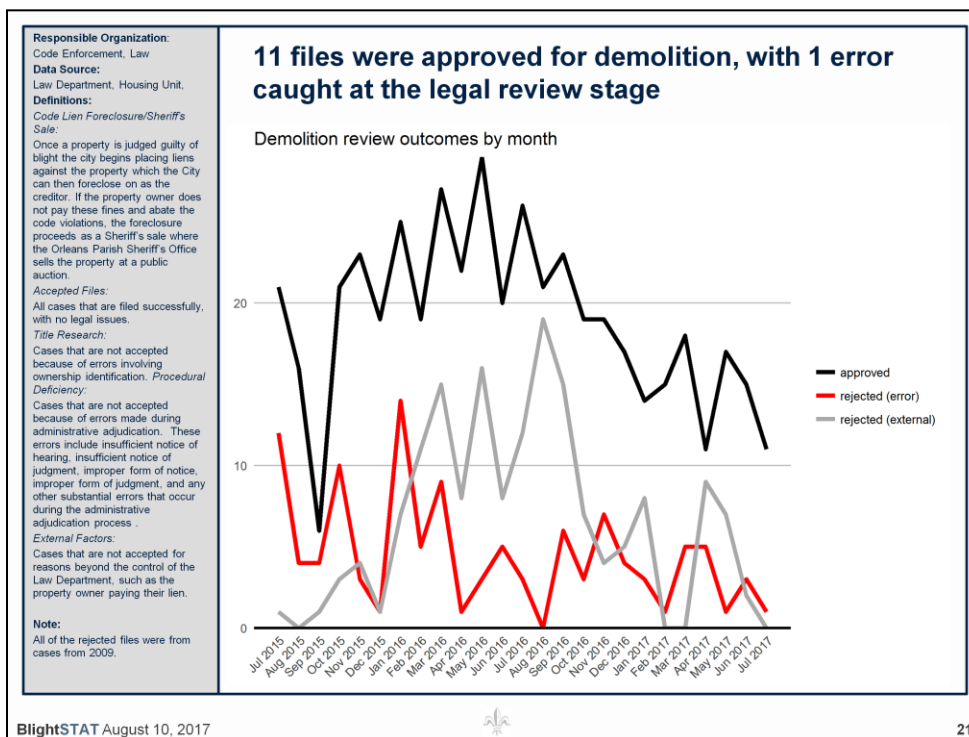
Definitions:*Code Lien Foreclosure/Sheriff's Sale:*

Once a property is judged guilty of blight the city begins placing liens against the property which the city can then foreclose on as the creditor, commonly called a code lien foreclosure. If the property owner does not pay these fines and abate the code violations, the foreclosure proceeds as a Sheriff's sale where the Orleans Parish Sheriff's Office sells the property at a public auction.

Average price at auction was \$39,000

Property Address	Sale Amount	Sale Date	Sale Status
1643 FOY STREET	63,000	7/27/2017	Sold
3014 MONROE STREET	43,000	7/20/2017	Sold
2725-2727 JACKSON AVENUE	38,000	7/6/2017	Sold
3525 GIBSON STREET	10,000	7/27/2017	Sold



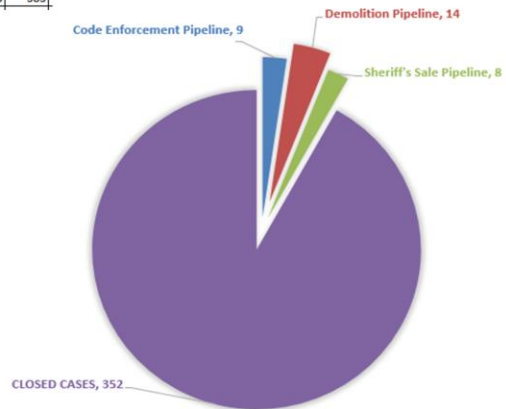


One attorney continues to handle substantially all demolition legal reviews.

PHASE III

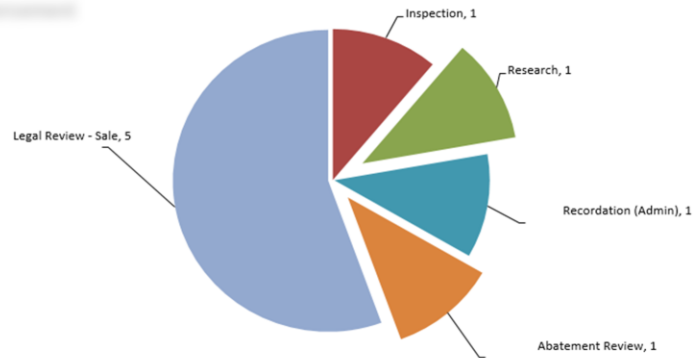
Status of the 383 cases Conditionally Approved for FEMA Funded Demolition...

Number of Cases within each Pipeline	10-Jul	9-Aug
Code Enforcement Pipeline	8	9
Demolition Pipeline	17	14
Sheriff's Sale Pipeline	11	8
CLOSED CASES	347	352
TOTAL	383	383



BlightSTAT August 10, 2017

Close-up of the Code Enforcement Pipeline



Upcoming Sheriff's Sales

PROPERTY #	STREET NAME	Sale Date
2605	General Taylor St	2017/08/10
8731	Pear St	2017/08/31
2537	Frenchmen St	2017/09/28



Code Enforcement has reached an abatement strategy or is awaiting abatement on eight priority commercial properties

Stage	Address	Description	Status	Owner
Abatement Strategy Reached	2616 S. Claiborne Ave	Comerstone Homes	Writ filed for property to be sold. THE SALE DATE IS 8/31/2017. For updated information inquire with the Sheriff's Office website using case number 2017-1848.	Greater New Orleans Rehabilitation Corp
	2800 Sullen Pl	6401-6403 General Meyer	SALE OF PROPERTY ON HOLD SINCE THE OWNER HAS FILED BANKRUPTCY. For updated information inquire with the Sheriff's Office website using case number 2017-5215.	
	3010 Sandra Dr	Crescent City Gates	THE PROPERTY WAS NO BID NO SALE ON APRIL 13, 2017. IT HAS BEEN SET FOR A SECOND SALE DATE ON SEPTEMBER 7, 2017. For updated information inquire with the Sheriff's Office website using case number 2015-11285.	Crescent City Gates Fund LP
	8500 Lake Forest Blvd	Abandoned Gas Station	Property sold at second sale on 6/29/2017 for \$35,000.00. Recordation of deed pending.	Sterling McKeithen et al
	6701 I-10 W Service Rd	30 I-10 Service Rd	The sale date is July 20, 2017 put up by the mortgage company. For updated information inquire with the Sheriff's Office website using case number 2017-2748.	Stephen A Uwaezuoke
Awaiting Abatement	609 Jackson Ave	Formerly a hospital	Code Enforcement Hearing took place June 26, 2017 and the result was a guilty judgment. Property will be routed for sale after the period for appeal of judgment has elapsed .	609 Jackson LLC
	6880 Parc Brittany Blvd	Brittany Court Condominiums	New case started and title report ordered due to ownership complications.	Otis Lain et al
	12001 I-10 Service Rd	La Quinta Inn	Code Enforcement Hearing took place June 6, 2017 and the result was a guilty judgment. Property will be routed for sale after the period for appeal of judgment has elapsed .	Bullard Mall LLC



Eight priority commercial properties are currently being monitored by Code Enforcement

Stage	Address	Description	Status	Owner
Code Enforcement monitoring	1008 Jourdan Ave	Former school building (TJ Semmes Elementary School) in Holy Cross	Property Sold at auction on 4/27/2017 for \$675,00.00. Recordation of the sheriff's deed is pending.	NINTH WARD HOUSING DEVELOPMENT CORP
	2646 Westbend Pkwy	Higgins Gate	Property has recently been purchased for development. Code Enforcement will be monitoring.	C&C Contractors of NOLA LLC
	4402 Reynes Blvd	Haydel Heights Apartments	Renovation agreement signed---CEHB monitoring. Inspection of site pending.	Grace Park Townhome Apartments, LLC
	6324 Chef Menteur Blvd	Old Hotel by I-10	Property sold on 10/20/2016 for \$166,666.67. Sheriff Deed recorded on 3/29/2017. Sold again post Sheriff Sale on 6/15/2017 to experienced developer. We will continue to monitor.	6400 Chef Menteur LLC
	6700 Plaza		Pictures submitted showing clean up of the exterior of the site will keep in touch to get progress of sale or rehab from the owner. Current inspection is pending.	6700 Plaza Drive LLC
	6800 Plaza	Medical Facility	Property received guilty judgment on 11/10/2016. Lien Paid. Daily Fines Waived after pictures submitted by the owners to demonstrate that the violations were remediated. Spoke to contact for the property. Vandalism is a constant issue at the site. However there is a monthly maintenance contract and the owner is willing to be contacted if there is an issue overnight that requires their attention.	Oschner Clinic Foundation
	10101 Lake Forest Blvd	Forest Towers East Apartment Building near Bullard	Renovation agreement signed---CEHB monitoring. Current inspection pending.	Lake Forest Tower LLC
	10112 Plainfield Dr	Large empty lot near Read I-10 Exit	Prior CE case paid. CEHB Monitoring. Current inspection pending.	J C BERN-MAS INVESTMENTS LLC



An additional two properties are currently in litigation

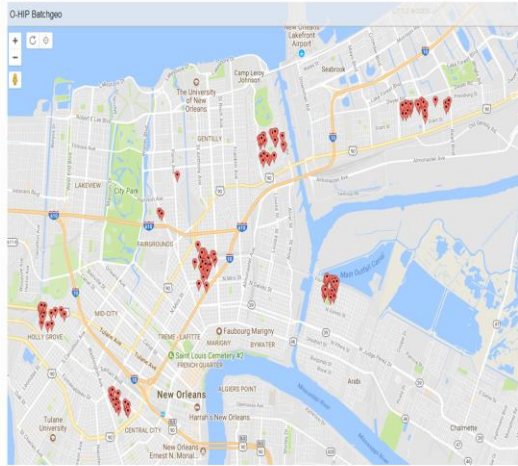
Address	Description	Case information	Owner
5300 Franklin Ave	38884 Dreux (hold includes 5324 Franklin Ave, 5332 Franklin adjacent vacant lots.)	Owner is appealing the Code Enforcement judgment. A court date has not been set. For updated information inquire with the Clerk of Court using case number 2015-02889	DMK Acquisitions And Properties, LLC
5328 Franklin Ave	Vasquez Building (DMK) hold includes 3 Dreux Avenue and 5332 Franklin Ave adjacent vacant lots.	Owner is appealing the Code Enforcement judgment. A court date has not been set. For updated information inquire with the Clerk of Court using case number 2015-02888	DMK Acquisitions And Properties, LLC



REINVESTMENT



NORA – July 2017 - Housing



One new RFP submitted (Orleans Housing Investment Program) with 149 properties made available. Awards to be made in the coming weeks.

BlightSTAT August 10, 2017



NORA – July 2017 - Housing

Affordable Housing Programs Administered by NORA as of 08/01/2017										
Project Name	# Completed Projects	# Sold to New Resident (Δ)	# For Sale/Rent	# Construction Complete (Δ)	Under Construction	# Sold to Developer (Δ)	Option to Purchase	# Purchase Agreement Signed (Δ)	Pre-Development	Total Number of Parcels
Lower 9 Ward Development Initiative	1	1	0	0	4	0	5	0	165	175
Residential Construction Lending, 2	29	0	6	0	16	0	5	0	3	59
Residential Construction Lending, 3	0	0	0	0	0	0	0	0	7	7
Total	30	1	6	0	20	0	10	0	175	241

1 project completed (2 units) with the Lower 9 Ward Development Initiative



NORA – July 2017 - Land Stewardship

- 1 New Lot Next Door Sale
- 6 New Sites under construction for green infrastructure:
 - 1100 Valette (Algiers)
 - 1601 Oretha Castle Haley Boulevard (Central City)
 - 2238 Desire (Lower Ninth Ward)
 - 2707 Mistletoe (Hollygrove)
 - 4759 Sandalwood (New Orleans East / Read Boulevard)
 - 9960 Grant (New Orleans East / Read Boulevard)



Responsible Organization:

Office of Community
Development (OCD)

Data Source:

OCD

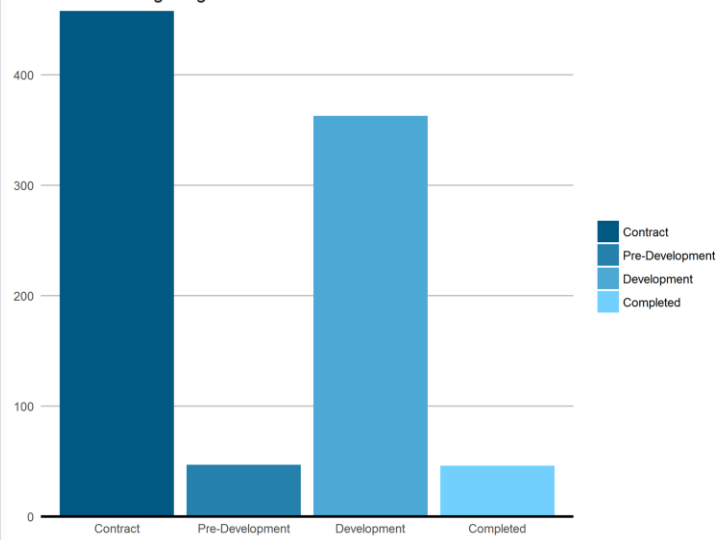
Definitions:

Rental Housing Program:

This program provides quality,
affordable rental housing for
low-income families

22 rental units were completed in July

Rental Housing Program



Responsible Organization:

Office of Community
Development (OCD)

Data Source:

OCD

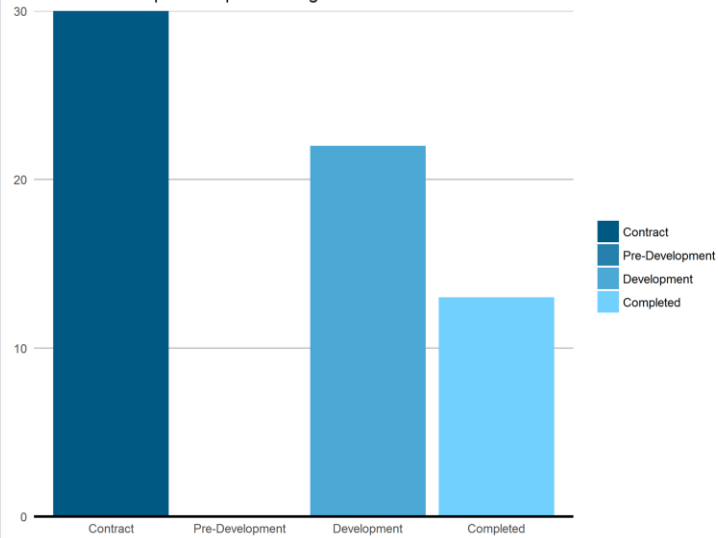
Definitions:

*Homeownership Development
Program:*

This program allows
development organizations to
apply for HOME funds to
subsidize the cost of
construction, land acquisition
and down payment assistance
that will produce an affordable
home for a low-income family

With the inclusion of Soft Second mortgage figures, 2017 total for homeownership projects is at 11 units

Homeownership Development Program



Responsible Organization:

Office of Community
Development (OCD)

Data Source:

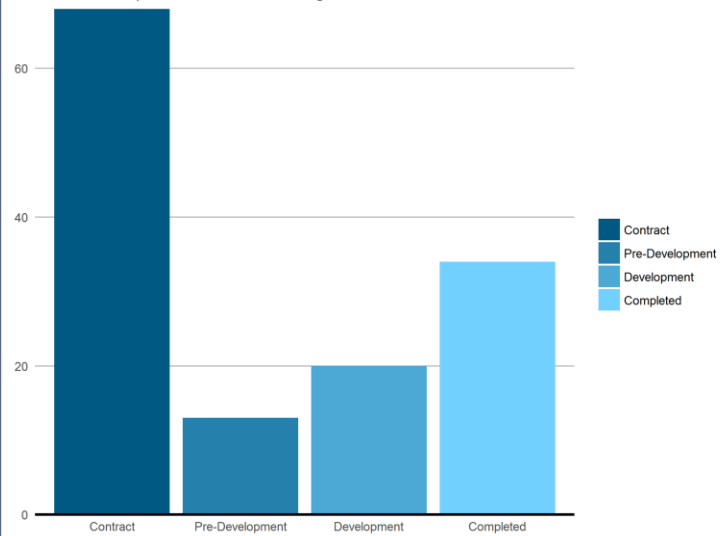
OCD

Definitions:

Owner-Occupied Rehabilitation Program: This program provides financial assistance to low income homeowners to repair their residences, while bringing them up to code and reducing blight.

One substantial rehabilitation and one home modification projected were completed in July

Owner-Occupied Rehabilitation Program



Key Performance Indicators

Measure	Year-to-date actual	Year-to-date target	Year-end target
Properties returned to commerce through disposition programs	103	114	196
Rental Housing Program units completed	46	NA	125
Homeownership Development Program units completed (includes Soft Second Mortgage Program)	13	NA	20
Owner-Occupied Rehabilitation Program units completed (includes Home Modification Program)	34	NA	75

